

CITY OF BURIEN, WASHINGTON

MEMORANDUM

DATE: September 27, 2006
TO: Mayor McGilton and City Council
FROM: Scott Greenberg, AICP, Community Development Director
SUBJECT: Quarterly Permit Activity Report—1st and 2nd Quarters 2006

CONSTRUCTION-RELATED PERMITS ISSUED IN PAST 12 MONTHS

The chart below shows the number of different construction-related permits issued over the past 27 months, along with the revenues generated by those permits. The 2nd quarter of 2006 had record highs in the number of permits issued and permit revenues.

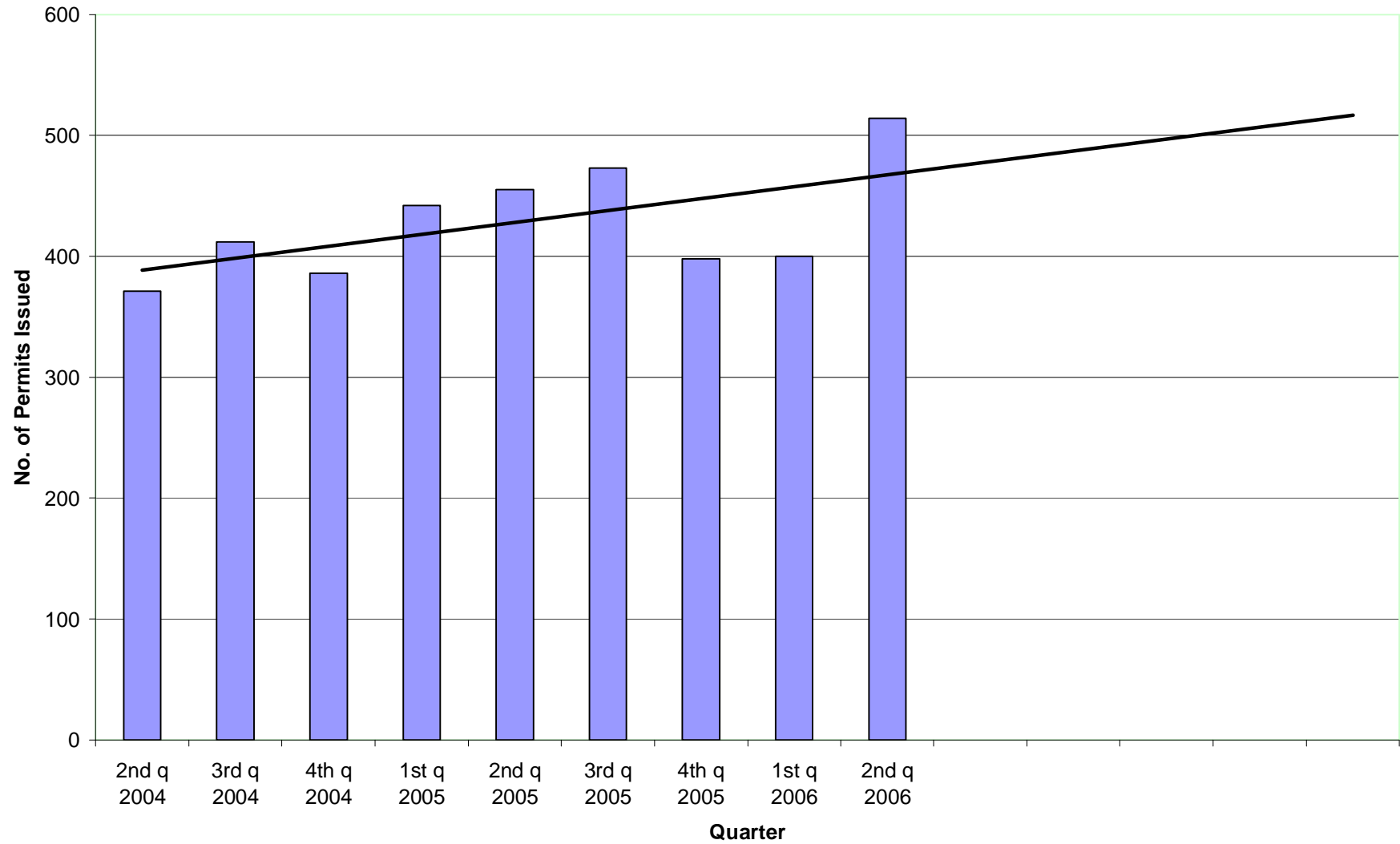
ISSUED PERMITS	2nd q 2004	3rd q 2004	4th q 2004	1st q 2005	2nd q 2005	3rd q 2005	4th q 2005	1st q 2006	2nd q 2006
Building	73	68	46	63	82	89	58	52	117
Demolition	5	1	1	1	0	3	2	2	2
Electrical	126	141	148	166	160	160	132	137	162
Fire Protection	1	5	8	12	10	19	12	16	13
Clear and Grade	2	0	0	0	0	0	0	0	0
Mechanical	27	42	58	52	48	63	79	64	61
Plumbing	21	34	26	34	40	26	28	30	30
Right-of-Way	85	93	76	92	91	89	65	73	90
Sign	31	28	23	22	24	24	22	26	39
TOTALS	371	412	386	442	455	473	398	400	514
Revenues	\$184,200	\$119,221	\$147,706	\$178,325	\$213,409	\$160,928	\$130,683	\$149,498	\$247,229

MAJOR CONSTRUCTION PERMITS ISSUED (over \$400,000 valuation):

Permit No.	Address	Project or Applicant	Project Description	Valuation	Issued
BLD-05-1804	14647 Ambaum Blvd. SW	Watermark Credit Union	Construction of new 5,453 s.f. credit union building	\$1,200,000	1/11/06
BLD-06-0057	16251 Sylvester Road	Highline Community Hospital	Tenant improvement	\$708,000	2/17/06
BLD-05-1033	16249 Ambaum Blvd. So.	Village at Miller Creek	Site improvement permit	\$802,150	4/6/06
BLD-05-1861	13505 Ambaum Blvd. SW	New Mixed Use Bldg.	New 13,080 s.f. mixed use building (retail and 8 dwelling units)	\$910,000	4/26/06
BLD-06-0676	114 1 st Ave. So.	Highline Christian Church	7,900 s.f. addition to worship center currently under construction	\$573,156	6/9/06

BLD-06-0339	611 So. 132 nd St.	Cedarhurst Elementary	New 79,649 s.f. elementary school	\$15,000,000	6/16/06
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Quarterly Permit Issuance

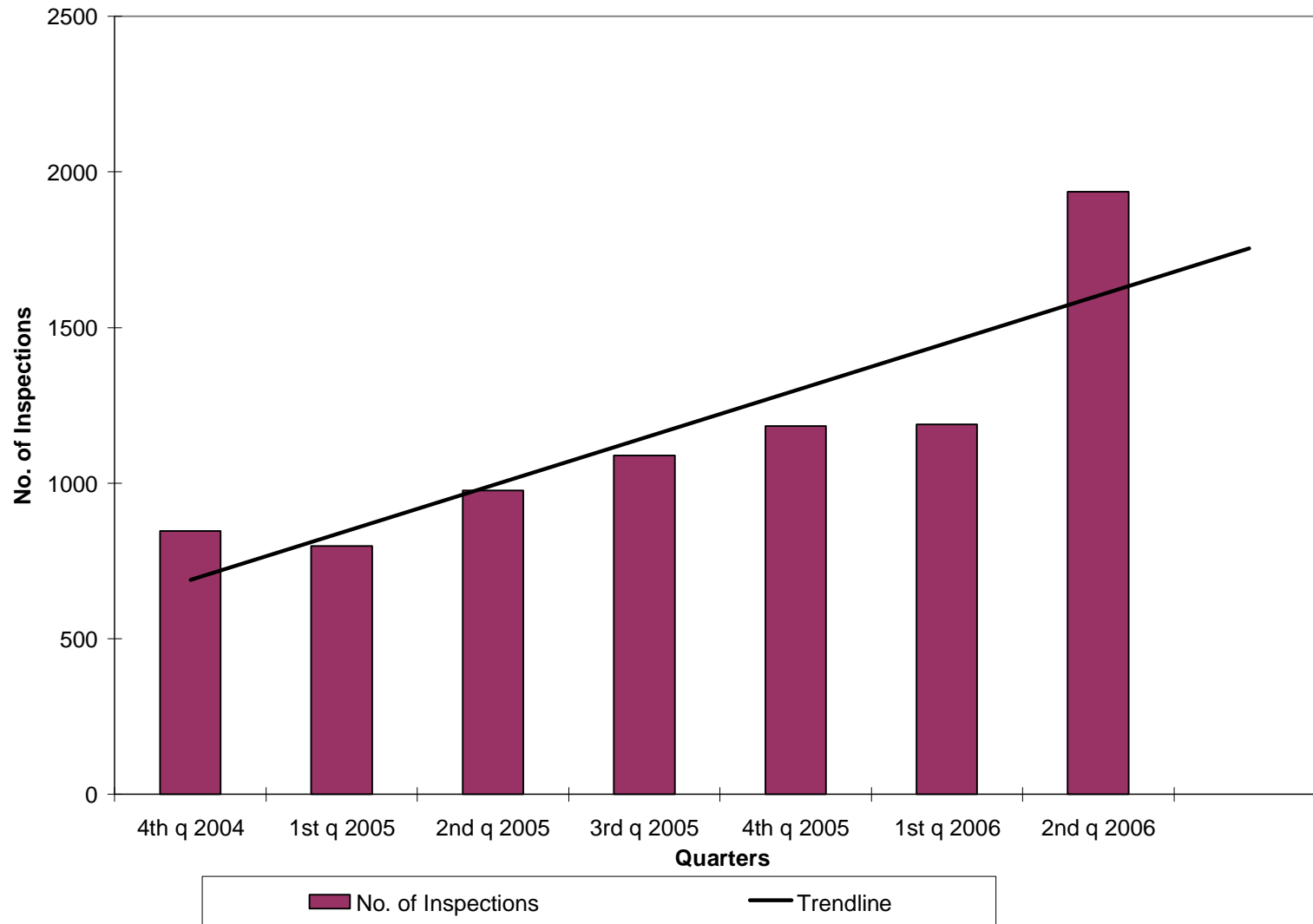


CONSTRUCTION INSPECTIONS:

Burien has two full-time building inspectors and a full-time electrical inspector. These inspectors are also certified to perform other inspections, such as plumbing and mechanical inspections. The inspectors spend an average of 5 hours per day on inspections and related activities (such as entering inspection results, communication with applicants, driving between inspections, etc.) and about 3 hours per day answering phone calls, doing plan reviews and assisting at the permit counter. Each inspection averages 45 minutes to an hour (or more for large commercial projects), allowing for an average of up to 5 to 7 inspections per day per inspector. These figures do not account for vacations or other leaves—which would reduce the work days per month and increase the average number of inspections per inspector. In January, 2006, Burien began providing plan review and inspection services to the City of Normandy Park. The Normandy Park inspections are not included in the tally below.

INSPECTIONS	4th q 2004	1st q 2005	2nd q 2005	3rd q 2005	4th q 2005	1st q 2006	2nd q 2006
No. of Inspections	846	798	976	1088	1184	1189	1936
No. of work days in quarter	61	62	64	64	61	62	64
Average No. of inspections per day per inspector	6.9	6.4	7.6	8.5	9.7	6.4	10.1
No. of inspectors	2.0	2.0	2.0	2.0	2.0	3.0	3.0

Inspections Per Quarter



PRE-APPLICATION MEETINGS:

Pre-application meetings are required for most planning and land use-related actions. Meetings are held every other Thursday for up to 4 pre-application reviews. Staff from planning, building, public works, fire, and police attend as needed to discuss fatal flaws and to identify various requirements for a proposed development. A written report is provided to the applicant, as well as meeting minutes. The \$250 filing fee is credited toward future land use application fees. Although this service requires a substantial amount of staff time, it has proven to be valuable to both the applicant and the city and helps to expedite the formal review later in the process.

The following chart shows the number of pre-application reviews by project type.

Pre-Application Project Type	1 st q 2005	2 nd q 2005	3 rd q 2005	4 th q 2005	2005 Totals	1 st q 2006	2 nd q 2006
Short Plat (4 or fewer lots)	7	10	6	5	28	3	7
Subdivision (5 or more lots)	1	2	0	0	3	0	4
Multi-Family	1	0	1	2	4	0	1
Critical Area Review—Single-Family	3	6	9	1	19	3	4
Critical Area Review—Other	0	1	1	0	2	0	2
Commercial/Mixed Use—New	2	2	4	6	14	1	2
Commercial/Mixed Use—Addition, Renovation	2	1	0	0	3	1	1
Change of Use	1	1	1	0	3	0	1
Other	2	0	4	1	7	3	2
TOTALS	19	23	26	15	83	11	24

LAND USE APPLICATIONS:

We received the following types of planning and land use applications during the quarter, categorized monthly as shown below.

Project Type	1st q 2005	2nd q 2005	3rd q 2005	4th q 2005	2005 TOTALS	1st q 2006	2nd Q 2006
Accessory Dwelling Unit		4	3	4	11	1	
Critical Area Review—Admin.			1		1	3	
Critical Area Review—Type 1	3	2	1	1	7	2	
Lot Line Adjustment	3	3		1	7		
Land Use Review—Type 1	1	3	4	1	9	4	4
Land Use Review—Type 2	1		2		3		
Land Use Review—Type 3			1	1	2	1	
Master Sign Plan			1		1		
Rezone					0		1
SEPA Review (added 2006)						2	
Shoreline Exemption			1	1	2		2
Short Plat--Preliminary	7	3	8		18	1	6
Short Plat--Final	2	3		3	8	1	3
Subdivision--Preliminary	1		1	1	3		1
Subdivision--Final	1				1		
Tree Removal Permit	4	4	3	4	15	3	2
Temporary Use Permit	1	8	4		13	2	4
TOTALS	24	30	30	17	101	20	23

LAND USE DECISIONS:

We issued 11 planning/land-use related decisions in the 1st and 2nd quarters of 2006. The following lists the planning and land use-related decisions that have target issuance dates. We met 80% of our target review dates in the 1st quarter and 66% in the 2nd

1st Quarter 2006 APPLICANT	PERMIT NUMBER	CITY REVIEW TIME	MET TARGET?
Ministerios Llamada	PLA-05-1197	84	Yes
City of Burien--Matheson Park	PLA-05-1509	119	Yes
City of Burien--N. Ambaum Park	PLA-05-1511	110	Yes
McCarroll CAR	PLA-05-1659	134	No (+14 days)
Cingular Wireless (19010 1st)	PLA-06-0088	63	Yes
AVERAGE		102	
MEDIAN		110	

2nd Quarter 2006 APPLICANT	PERMIT NUMBER	CITY REVIEW TIME	MET TARGET?
Vu Nguyen Short Plat	PLA-05-1147	129	No (+9 days)
Thor Short Plat	PLA-05-1952	110	Yes
Spani Transition Area Reduction	PLA-06-0217	79	Yes
Cingular (150th & 8th SW)	PLA-06-0432	36	Yes
Wesbild (Burger King)	PLA-06-0706	9	Yes
City of Burien S. 132/S. 134 Pond	PLA-06-0319	64	No (+4 days)
AVERAGE		71	
MEDIAN		71.5	